

MINUTES ~ May 8, 2007

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:35 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Bill Abt of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Julie Capobianco of Foster, Mr. Dennis Chretien of Foster, Mr. George Jacques of Glocester and member emeritus Mrs. I. Lorraine O'Connors of Glocester. Mr. Warren Ducharme of Foster was absent as he was attending a choral concert and Mr. Walter Steere of Glocester was absent.

3. Chairman's Report

Mr. Laramie reported that members of the building committee went before the Glocester Town Council last Thursday night, May 3rd to provide some financial information that had previously been requested. As a result of the meeting, the Town Council has asked for additional information from the building committee including the AIA requisition form for the middle school, the construction manager's schedule of completion, the change order log, a list of items pending and a copy of the contract between the school committee and Con Edison. Attorney Gregory Piccirilli will provide the ESCO contract to the Town Council and the building committee will provide the other information by the end of the week. Mr. Abt will be meeting with some Town Council members tomorrow night (Wednesday, May 9th) to explain the financial information in more detail.

4. Middle School Site Work Update

Mr. Grzyb reported that there is no longer a stop work order on the ISDS system, DEM went out to the site today with Crossman Engineers and inspected and approved the initial top of gravel base installation. Site work will continue with bringing the gravel base material to elevation then the area will be inspected again before the trenching begins. Mr. Grzyb informed the committee that the I195 contaminated material is scheduled to be removed from the site on Thursday which is later than previously reported as Cardi Corporation needed to get the paperwork to the licensed landfill. Crossman Engineers will be on site to monitor this removal. Mr. Grzyb also reported that Briggs Engineering will be onsite full time now to review the Elgin installation.

Mr. Grzyb reported that the water and oil tank installation has resumed with May 15th as the targeted date to start up the boilers.

Mr. Humphrys reported that DOH has not reviewed the well design documents. Mr. Humphrys has been calling DOH daily but the review process is still no further along.

5. Middle School Project Update

Mr. Grzyb reported the progress as follows: the well house foundation has been installed and the pre-cast pump house is scheduled to be delivered on May 14th; the concrete sidewalks were poured today; loam is being spread in the common areas and along the driveways with the area to be hydro seeded by the end of the month; the Bioclear building will be delivered May 28th; the masons will be finished in another week, they are in the process of washing down the building; the drywall will be complete in a few more weeks; the painting is moving along; the painting in the gymnasium will be done as of Monday and the backstops were being installed today with the wood floor scheduled to be done next week; the classroom wing and admin area have been tiled; the light fixtures are going in the classroom wing; the flooring is moving along with the VCT 90% complete in the classroom wing and the carpeting in the team areas will be done the end of May; installation of the elevator was to start today however permanent power is needed, a temporary generator will be brought in; the laboratory fixtures were delivered last week and will be installed early next week; with regards to the HVAC, the classroom wing IGDs have been delivered and they have started installing them, the library ductwork will be complete next week and the roof top units have been installed; the electricians are working on the recessed lighting and the pendants in the classroom wing; the speakers are going in the corridors; the consumer science millwork is scheduled to come in May 18th with the science casework due in June 1st; the white board, tack boards and lockers are scheduled to be delivered mid-May; the bleachers, wall pads and kitchen equipment are scheduled to be delivered mid-June. Mr. Grzyb informed the committee that the critical item now is the control equipment for the well system. The equipment has been ordered and is due in the first week of June. Mr. Grzyb reported that he continues to watch the schedule closely with the sub contractors.

The committee discussed the impact of Mr. Brian Lombardi's resignation as the building inspector. Mr. Lombardi has been with the project from the beginning, a new inspector would need to be brought up to speed on the project which could hold up the process substantially.

Mr. Fogarty suggested that the building committee have a site visit soon to see the progress and also invite the two town councils and school committee members.

Mr. Humphrys reported that he met with Ms. Pat Marcotte and reviewed the interior signage and shade packages. This information will be finalized and provided to H.V. Collins for bidding.

Mr. Humphrys reported that he is looking to wrap up the biomass designs soon, the steel frame and roofing have been designed along with the majority of the foundation. They are now working on the elevations and sections in detail.

Mr. Laramie reminded Mr. Humphrys that the building committee is waiting for the report regarding the acoustical information. Mr. Humphrys reported that he has the information and is reviewing the recommendations from Mr. Cavanaugh Tocci to see what the building committee wants to include into the building project.

Mr. Laramie informed the committee that the town has questioned why the original package for the project showed a climbing lane for the buses on Rt 102 but now this climbing lane is not included in the project. Mr. Laramie reminded the committee that based on the report from Crossman Engineers, DOT did not want to have the lane because it would actually make the other traffic go faster to pass the buses making the entrance/exit to Rustic Hill Road less safe.

Ms. Marcotte questioned the team on the timing and logistics of the move. Mr. Grzyb reported that the asbestos abatement in the current middle school will begin the last week of June which will give the staff one week after school is out to move out. Mr. Grzyb reported that the staff will be able to enter the new building the first or second week of August to set up desks and move furniture. Mr. Joe McGovern informed Ms. Marcotte that the staff will move everything in the gymnasium temporarily until the move to the new Middle School.

6. Communication/Technology Report

Mr. Chretien reported that Mr. Eric Butash has been working with Cisco to try to get a lower price on the IT system though the company has stated that this they have offered their best price. Mr. Chretien reported that there may be cost savings of approximately \$11,000 as some items included in the Cisco bid are also included in the wiring contract. Based on the committee approval at the May 2nd meeting, Mr. Chretien will proceed with finalizing the order with Cisco.

7. High School Project Update

Mr. Alex Ziemba reported that the bid documents are being copied and will be distributed tomorrow (Wednesday).

Mr. Grzyb reported that the punch list for the roofing is 98% complete. They need to install the gutters and downspouts and will be ready for the final inspection early next week. Mr. Laramie informed the committee that over the winter there were continual problems with a section of the roof in the 1991 wing over the music room. This area has been added to the renovation project as a full replacement roof.

Mr. Grzyb informed the committee that the asbestos abatement went out to bid early last week and RI Analytical held a pre bid meeting with three bidders attending. The bids are due Thursday, May 10th with work scheduled to begin June 28th and be completed by August 3rd.

Regarding the septic system, Mr. Laramie reminded the committee that when the project started and DEM was contacted about tying in the current middle school to the existing high school system, it was learned that the current septic system is not up to DEM standards. DEM wants to current system upgraded for nitrate issues before the system can be connected and they want one engineer of record for the entire project. The school system would like to hold the original engineer, TJB Engineers, responsible for bringing the current system up to DEM's standards. However, Crossman Engineers has also done a lot of work on the system as well. Tim Beehan of TJB Engineers submitted a proposal to the school department for both parts of the project for \$23,450 with \$1,250 relating to the nitrate issue and \$22,200 for the connection of the system. After much discussion the building committee agreed that they will make a commitment to the total then in turn bill the school dept for the nitrate issues. TJB's proposal will be reviewed in detail to see if anything is being duplicated in work that Crossman has already done. Mr. Abt moved and Mr. Fogarty seconded to authorize payment to TJB Engineers not to exceed \$22,200 for work related to the septic system tie in of the North building to the existing high school septic with authorization to continue negotiations to try to lower the cost. So voted, 6-0.

Mr. Grzyb reported that he has been working on the high school bid schedule and realigning the phasing plan and schedule. The project will go out to bid at the end of May and it will take four to five weeks to review the bids. The budget will be ready for July 18th and site work will begin the end of July. Mr. Grzyb reported that the targeted completion

date has been pushed forward to June 2009. Mr. Grzyb also reported that the boiler work originally planned for this summer will start next spring.

Mr. Laramie reported that there will be a pre-proposal meeting for the Owner's Representative tomorrow, Wednesday, May 9th, at 3:30PM in the high school library.

8. ESCO Discussion/Action

Mr. Fogarty reported that a letter was sent to the Superintendent's office today from the Gloucester Town Clerk's Office which explained that at the Town Council Meeting Mr. Fogarty, on behalf of the building committee reported that the ESCO should be a separate line item for the public to vote on. In the letter the Town Clerk asked for the building committee to forward a copy of the minutes from the Foster Gloucester Regional Building Committee and/or the Regional School Committee that reflects a vote or a consensus to add the ESCO in the form of a separate question to the warrant of the May 29th 2007 meeting. Mr. Fogarty informed the committee that his comments at the meeting were his opinion as a building committee member, he did not intend to speak for the building committee as a whole. The committee discussed the issue of putting the ESCO out to vote and agreed that the ESCO will not go forward without voter approval. Mr. Ron Cervasio agreed to include the ESCO on the agenda for the May 15th school committee meeting. Mr. Laramie reminded everyone that if the ESCO does not get approved the implications are to operate the schools as they are now. The ESCO needs to pass for energy efficient schools. Mr. Abt moved and Mr. Fogarty seconded that the building committee recommend to the school committee that the question of the ESCO project be put to the voters at the regional financial meeting and that the warrant for the meeting reflect that. So voted, 6-0.

9. Treasurer's Report

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$2,199,523 in the money market account and \$128,421 in the checking account. Mr. Winsor reported that he is finishing the \$26M bond issue for the new middle school and the \$16M bond anticipation note for the high school which will be done May 22nd. Mr. Fogarty moved and Mr. Chretien seconded to accept the treasurer's report as presented. So voted, 6-0.

10. Approval of Minutes

Mr. Fogarty moved and Mrs. Capobianco seconded acceptance of the April 10, 2007 monthly meeting minutes as presented. So voted, 6-0.

Mr. Laramie asked that section 4, 'Executive Session' of the April 23, 2007 special meeting minutes be clarified to indicate who was asked to stay for the executive session, and what firms they worked for. Mr. Fogarty moved and Mr. Abt seconded to approve the minutes of the April 23, 2007 Special Meeting as presented with the corrections noted. So voted, 5-0-1 with Mr. Chretien abstaining.

Mr. Laramie asked that the minutes of the April 23, 2007 special meeting executive session list of people present be clarified to indicate those in attendance and who they worked for or what their relationship to the project is. Mr. Fogarty moved and Mr. Jacques seconded to approve the sealed minutes of the April 23, 2007 Executive Session with the correction as noted. So voted, 5-0-1, with Mr. Chretien abstaining.

11. Adjournment

Mr. Chretien moved and Mr. Jacques seconded that the meeting be adjourned at 9:40 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, June 12, 2007